

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL MEETING

ITEM NO: F3

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

MEETING DATE: October 6, 2015

ACTION TYPE:
Resolution

SUBJECT: Zoning Case # CU-15-01: Iglesia Asambleas Del Principe de Paz, 4113 Church Street

DEPARTMENT: Planning &
Development

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHMENT: ☒ YES ☐ NO
No. of Items: 9

INFORMATION CONTACT: Jason Gaines
PHONE NUMBER: 404-296-6489

PURPOSE: To conduct a public hearing in reference to an application for a conditional use permit at the location referenced above.

NEED/ IMPACT: The church, whose name translates to English as “Prince of Peace Church,” seeks to expand its capacity by constructing a 7,000 square foot assembly hall that would hold approximately 800 people. The subject property is zoned High Density Neighborhood Commercial (NR-3), which does not allow places of assembly (including religious institutions) as a “by-right” use. Since the church existed on the property prior to the enactment of the current zoning district regulations, the use has been allowed to continue legally as a “non-conforming use” (Appendix A, Art. VIII, Sec. 801). Now that the church desires to expand their footprint, doing so would void their non-conforming status pertaining to the use of the property (Appendix A, Art. VIII, Sec. 802 (d)).

Staff has prepared a report analyzing the applicant’s request that includes recommended action. The Planning and Zoning Board held a public hearing in reference to this application on September 15, 2015. The Board, in their official capacity as a recommending body to the Mayor and Council, voted to confirm the recommendations provided by Staff.

RECOMMENDATIONS: Staff recommends **Approval** of the request for a Conditional Use on the property located at 4113 Church Street, with the following conditions:

1. Building façades shall be designed to conceal the appearance of metal exterior surfaces and shall consist of brick, stacked stone, stucco or hardi plank. Earth-tone colors shall be used for exterior surfaces
2. A 20-foot landscaped buffer shall be placed on the east side of the property in order to provide adequate screening from the immediately adjacent single family residence located on Rayford Trail.

3. The parking lot shall include landscaped areas that meet or exceed the minimum requirements outlined in the zoning ordinance, and shall include downcast lighting fixtures to limit intrusion on nearby residences.
4. A traffic study shall be prepared to clarify the impact of the increased intensity of the use on affected roadways.